RECORD AND RETURN TO:
Magnolia Title & Escrow, Inc.
1104 Fatherland St.
Nashville, TN 37206

QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 502351 DEEDQC
10/28/2020 10:35:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20201028-0124801

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF OCTOBER, 2020.

NOTARY PUBLIC

My commission expires: 1/3/23

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT PREPARED BY:
Magnolia Title & Escrow, Inc., 1104 Fatherland St., Nashville, TN 37206

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Melissa L. Rucker, et al. 101 Rose St. Nashville, TN 37210	Same as New Owner	119-02-0-148.00

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s), the undersigned, **Melissa L. Rucker, a single woman,** hereinafter called the Grantor(s), have quitclaimed and sold and by these presents do hereby remise, release and quitclaim unto **Melissa L. Rucker, unmarried and Amy Deaderick, unmarried, as tenants in common with right of survivorship,** their heirs and assigns, all their right, title and interest in that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

SEE "EXHIBIT A" ATTACHED HERETO

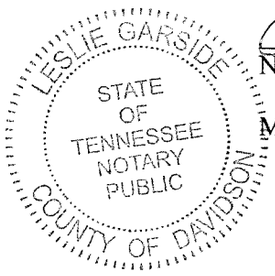
WITNESS OUR HAND, this 22 day of October, 2020.

Melissa L. Rucker

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Melissa L. Rucker, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 22 day of October, 2020.



Notary Public

My commission expires: 1/3/23

EXHIBIT A

Land in Davidson County, Tennessee, being Lots 53 and 54 on the Plan of the Resubdivision of Lots 7, 8, 9, 10 and parts of Lots 6, 11, 12 and 13 Cumberland Nurseries Plan, as of record in Plat Book 332, Page 36, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Adam Keafer and Erin Hardesty, both unmarried, as joint tenants with rights of survivorship by Warranty deed from Wallace W. Rader of record in Instrument No. 20110317-0020983 Register's Office for Davidson County, Tennessee, dated March 11, 2011 and recorded on March 17, 2011.

Being the same property conveyed to Melissa L. Rucker, a single woman, by Warranty Deed from Adam Keafer and Erin Keafer, husband and wife, dated 9/28/2020 and appearing of record at Instrument No. 20200930-0112927, Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, Leslie Garside, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Leslie Garside

Signature

State of Tennessee

County of Davidson

Personally appeared before me, [illegible], a notary public for this county and state, Leslie Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

[illegible]

Notary's Signature

My Commission Expires: 5/23/2023

Notary's Seal (If on paper)

D. Hardesty
STATE OF TENNESSEE NOTARY PUBLIC
County of Sumner